# HOUSING NOW GATINEAU

Canada Mortgage and Housing Corporation

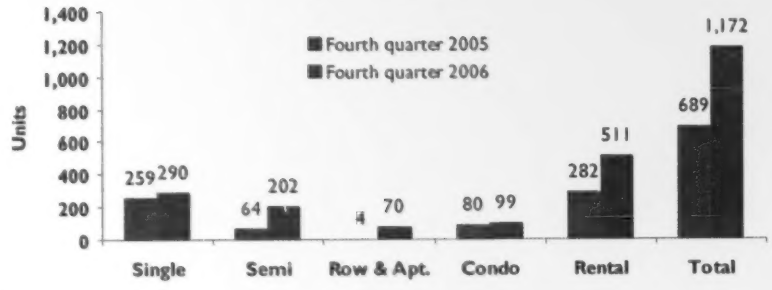
Date Released: First Quarter 2007

## Residential construction picks up again in 2006

According to the latest statistics released by Canada Mortgage and Housing Corporation (CMHC), residential construction increased in the fourth quarter. In fact, during the last three months of 2006, 1,172 starts were enumerated in the Gatineau area, for a gain of 70 per cent over the same period in 2005. The fourth quarter results brought the annual total to 2,933 starts, for an increase of 38 per cent over 2005. In the Outaouais area, residential construction therefore posted renewed growth, after taking a break in 2005. The good conditions on the labour market, the relatively low mortgage rates and the changing housing needs resulting from the aging population are all factors that contributed to the new rise in housing starts in the area.

Figure 1

**Housing Starts by Intended Market**
**Gatineau Area**




Source: CMHC

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## Greater demand for townhouses and retirement homes

In the last quarter of 2006, the market was very active, with a significant place given to multiple housing, particularly retirement homes, as well as semi-detached and row houses. The very low vacancy rate in recent years and rising mortgage costs rather supported demand for more affordable dwellings resembling houses more than apartments (row homes vs. condominiums). The intense activity has certainly calmed down, but more so in the case of single-detached houses and condominiums.

In the fourth quarter, single-detached home building and multi-family housing construction both increased. In terms of market shares, however, activity was much more vigorous in the multiple housing segment. In all, 882 starts of this type were enumerated, compared to 430 during the same period in 2005. During the last three months of 2006, activity in this market segment was mainly concentrated on rental housing for seniors, as well as semi-detached and row homes.

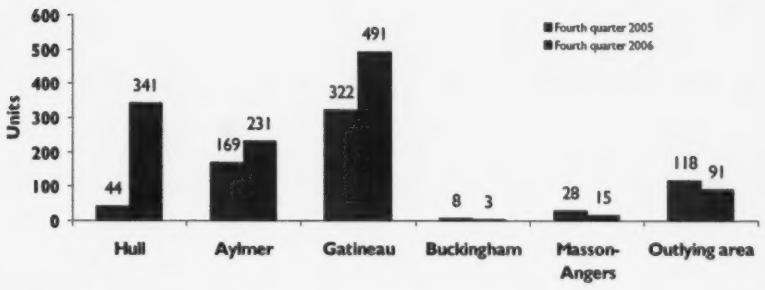
The single-detached home segment, for its part, also posted a gain, although less remarkable. In all, 290 detached houses were started during the final quarter of 2006, compared to 259 in the fourth quarter of 2005, for an increase of 12 per cent.

## Buckingham and Masson-Angers buck the trend

The last quarter of 2006 was particularly fruitful for home building in the Hull sector, where construction got under way on 341 dwellings, mostly multiple housing units. The same held true for the annual result, with a gain attributable to rental housing construction. The Gatineau and Aylmer sectors also posted a good year in 2006. However, while mainly single-detached houses were built there in the past, builders took into account the demand in 2006 by giving a predominant place to multi-family housing. The only sectors that bucked this residential construction growth trend were Buckingham and Masson-Angers, where starts fell by 18 per cent and 51 per cent, respectively, in relation to 2005.

Figure 2

**Housing Starts by Zone**
**Gatineau Area**




Source: CMHC

## Resale market: new record set in 2006 despite year-end decrease

Despite a decrease in the fourth quarter, S.I.A./MLS® transactions set a new record in 2006 in the Gatineau area, according to data from the Chambre immobilière de l'Outaouais (CIO). In fact, 977 sales were registered during the last three months of 2006, or 4 per cent fewer than in the final quarter of 2005. The annual results revealed a totally picture, however, as 4,163 homes changed owners in 2006, for an increase of 3 per cent over the year before. This was the highest level of activity recorded since the year 2000.

This seven-year peak was reached in spite of two consecutive quarterly decreases in the sales volume at the end of 2006. It was therefore the intense activity during the first six months that led to such good annual results. It should be recalled that the year started off briskly on the Gatineau resale market, as sales increased by 9 per cent in the first quarter and by 10 per cent in the second.

On the supply side, the rise in listings continued and even picked up the pace in recent months. The number of properties for sale went up by 11 per cent in the fourth quarter of 2006, following small increases of 2 per cent and 3 per cent, respectively, in the second and third quarters. In fact, listings have been rising steadily since 2003.

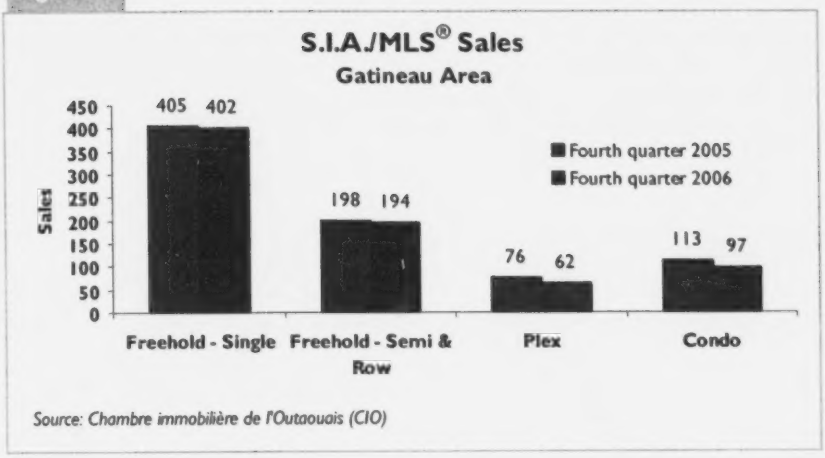
With the supply of homes increasing slightly faster than the number of sales, the relationship between sellers and buyers has been gradually shifting. In fact, the seller-to-buyer ratio reached 6.3 to 1 at the end of 2006, compared to 5.3 to 1 two years ago. Even if this change has taken place gradually so far, the movement accelerated to some extent during the second half of 2006. It remains to be seen, however, if this acceleration will lead to a strong push toward a balanced market.

In a market that still favours sellers, but where buyers have been gaining more and more negotiating power, it came as no surprise to see that the average price of homes was still on the rise, but much less markedly. In fact, the average price increased by 5 per cent in 2006, compared to annual hikes averaging between 10 per cent and 16 per cent from 2000 to 2004.

## Single-detached homes support resale market activity

The performance of the resale market observed in 2006 was essentially attributable to the demand for freehold single-detached houses. Just over 2,300 homes of this type were sold during the past year, for an increase of 6 per cent over 2005. Demand for this type of housing appears to be weakening slightly, though, as sales of existing single-detached houses fell by 1 per cent during the fourth quarter of 2006. However, this decrease was still smaller than the declines recorded for the other housing types.

Figure 3




*Source: Chambre immobilière de l'Outaouais (CIO)*

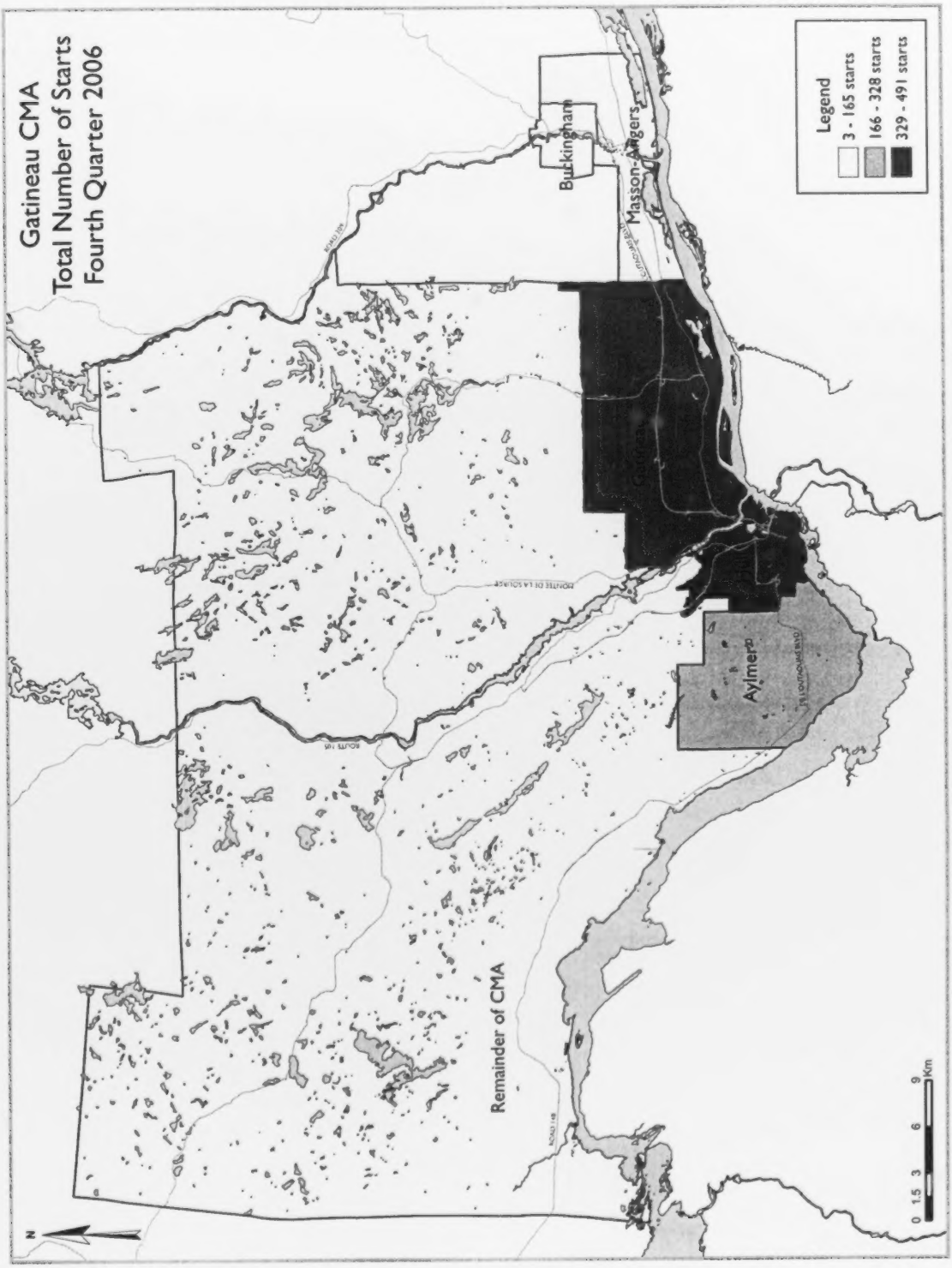
Plex sales, for their part, have been showing ups and downs for a long time now. This market, which is more volatile than the freehold or condominium segments, is partly influenced by the rental housing vacancy rate and has a slightly different buyer profile. For some people, buying a plex is a way to access homeownership at a relatively affordable cost, since the rent collected helps them pay their mortgage. For others, it is an investment.

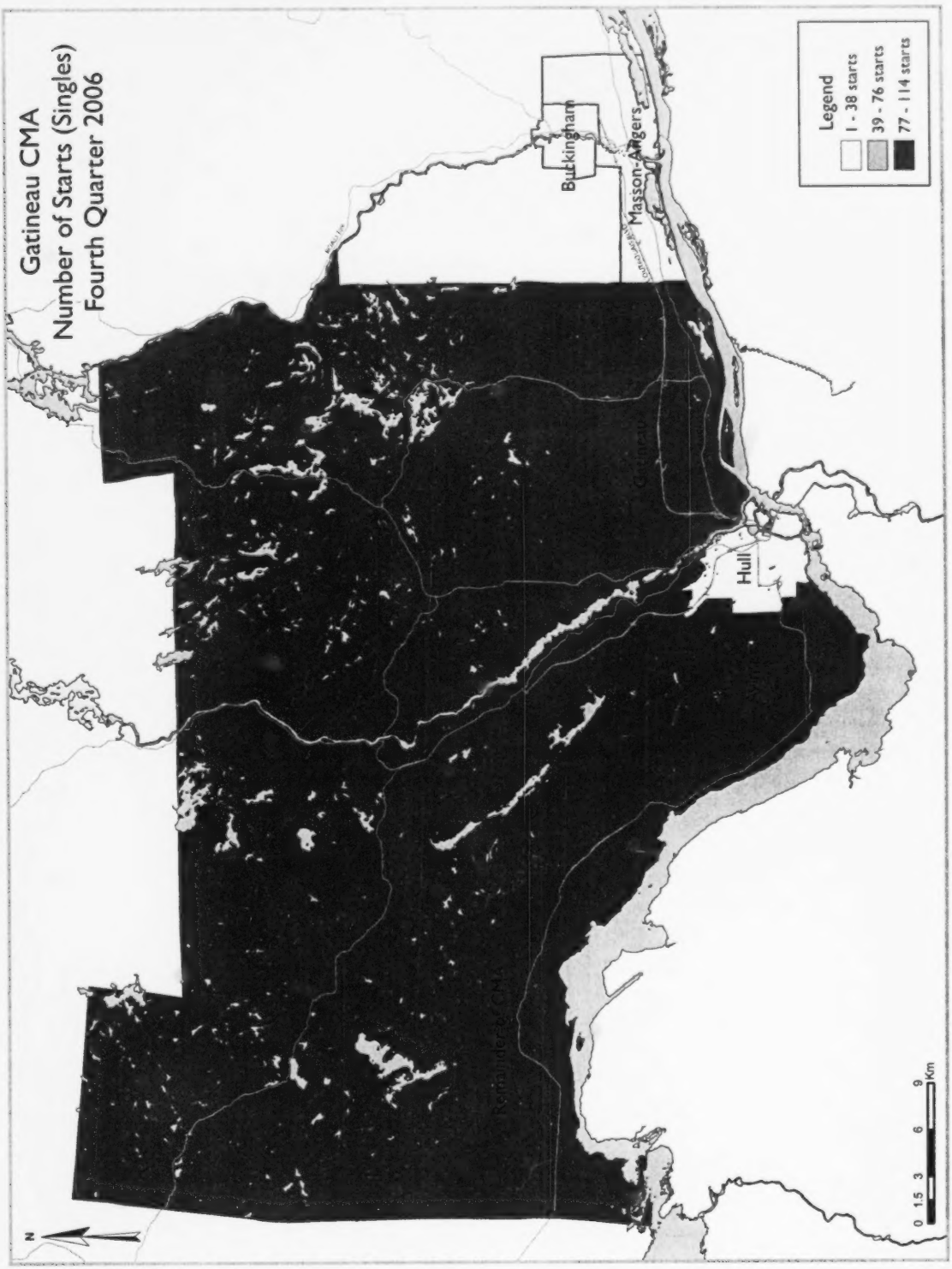
As for condominiums, they continued to lose ground, after having made gains for over a year. It should be specified that supply steadily declined during the first nine months of 2006. With less choice on the resale market, buyers turned to the new condominium market, where supply was greater, as starts increased by 10 per cent in 2006.

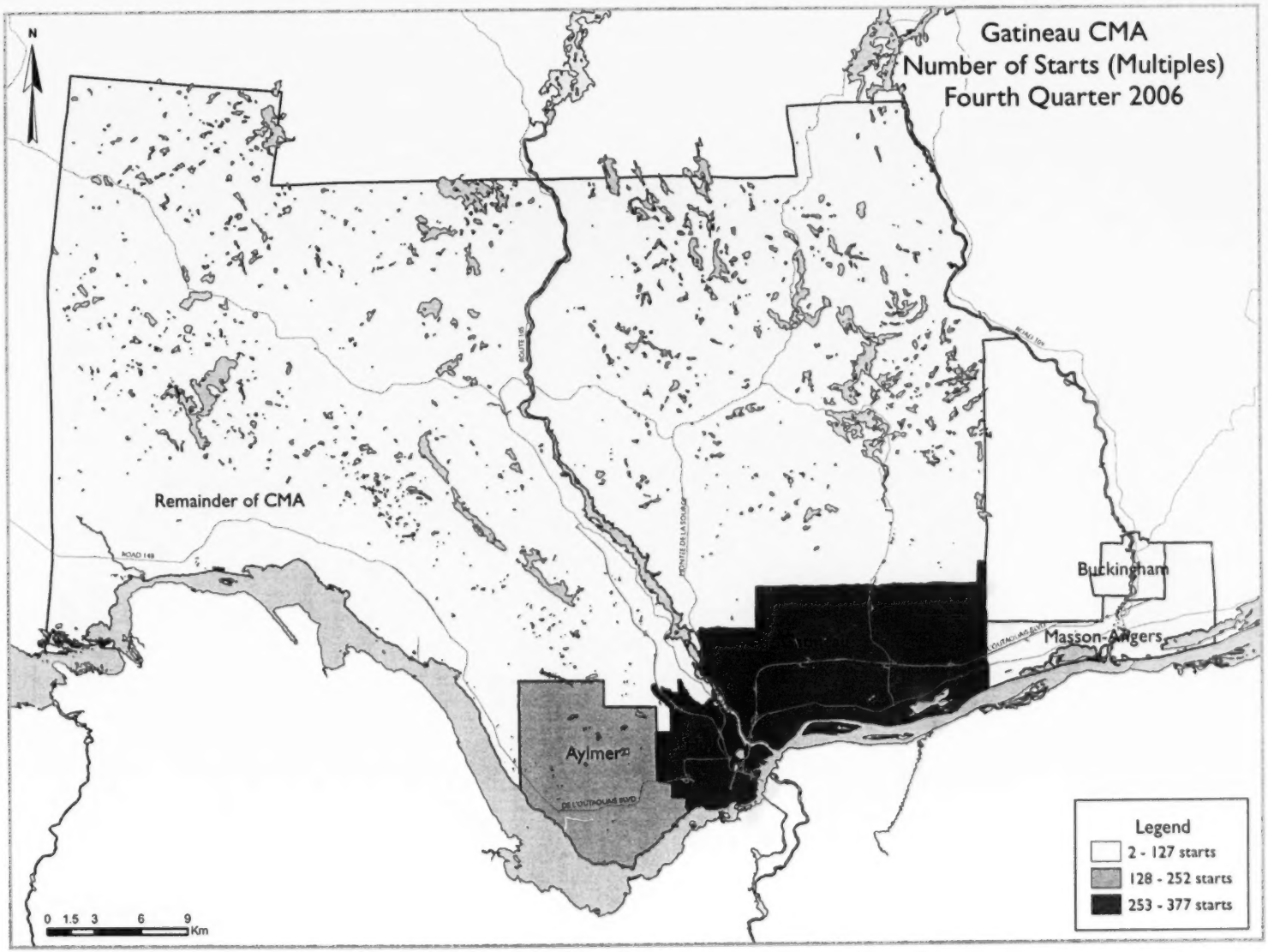
Lastly, the semi-detached and row home segment followed the same trend as the condominium market, with few differences. Sales were down and supply was stagnant. This market was also facing competition from the new home market.

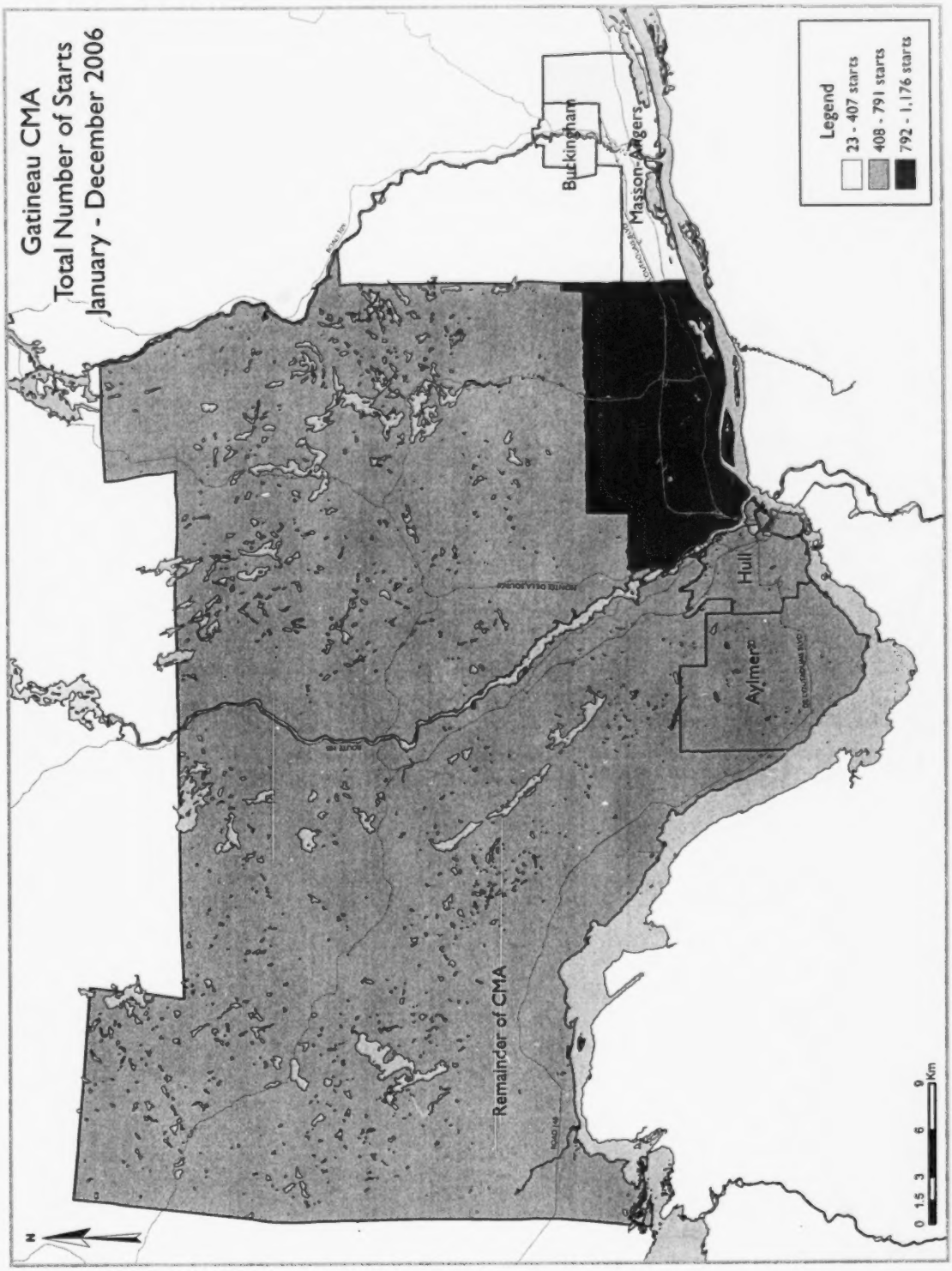
## Buckingham stays on course

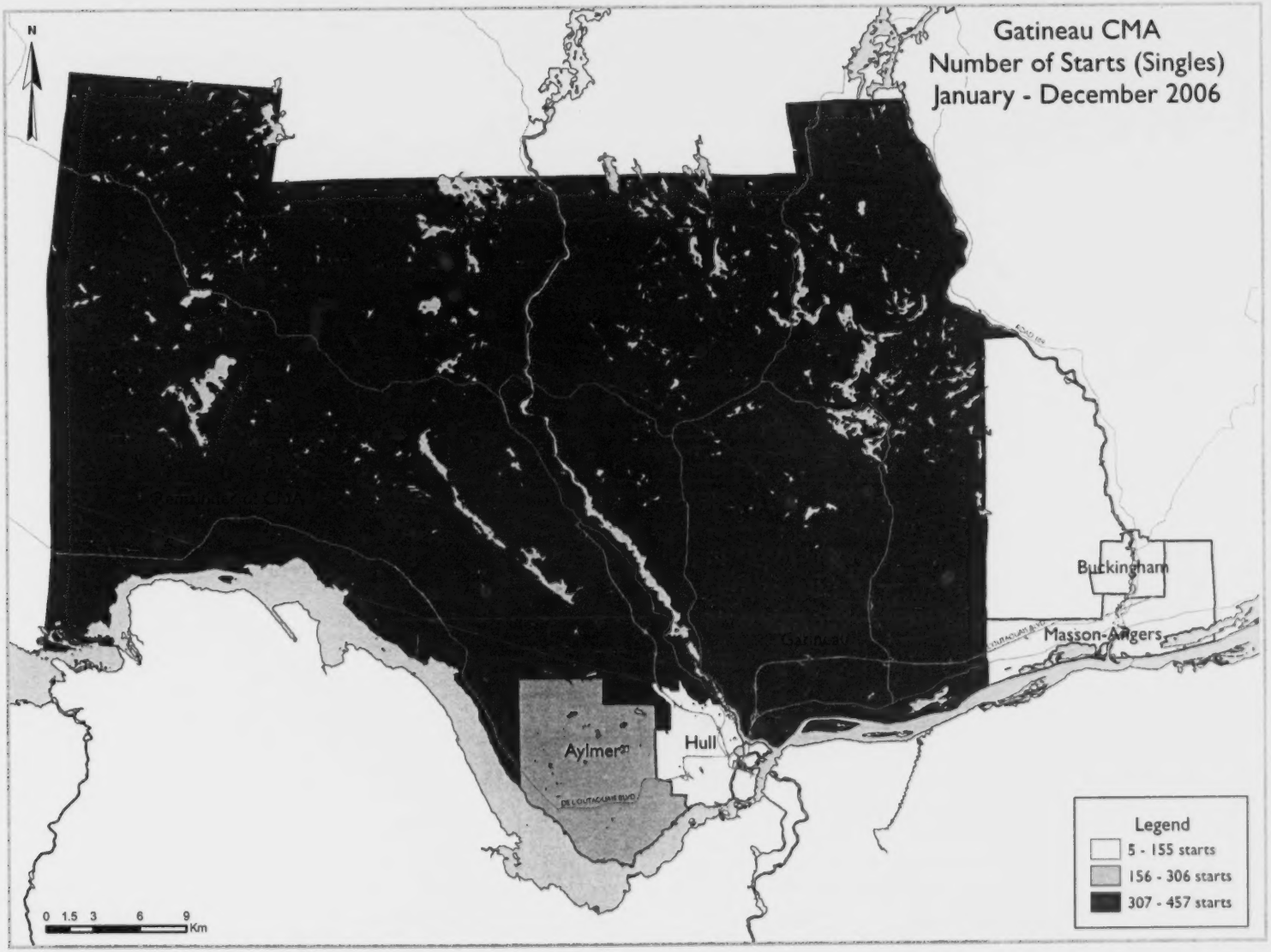
While sales fell in Hull, Gatineau, Masson-Angers and the outlying area during the fourth quarter of 2006, they rose significantly in Aylmer and Buckingham. For Aylmer, it was a gain after the decline observed in the third quarter. Buckingham is the only sector where sales have been rising continuously since the beginning of 2006. It should be noted that homes are more affordable there than elsewhere.

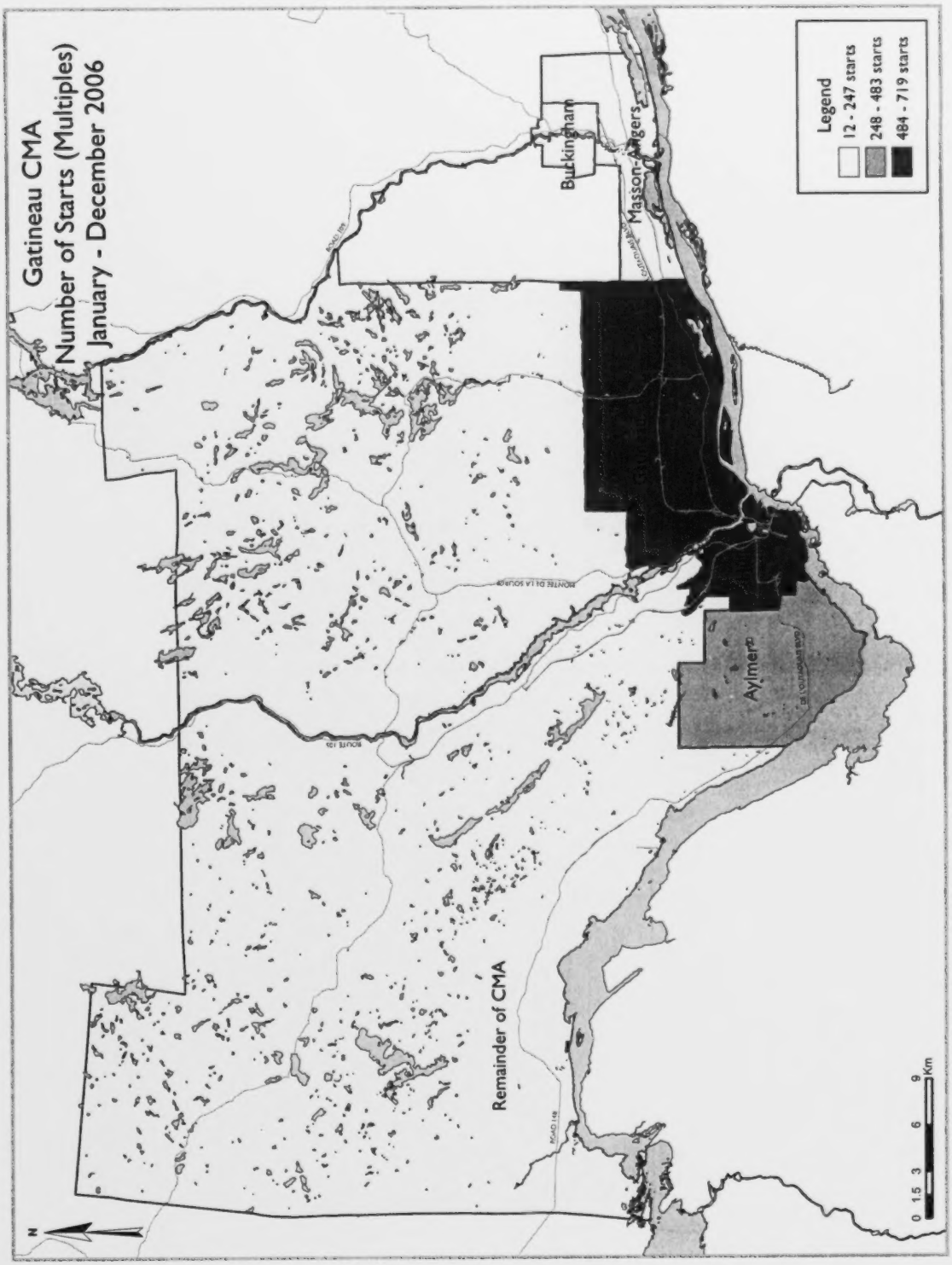

Gatineau CMA
Total Number of Starts
Fourth Quarter 2006
Legend
3 - 165 starts
166 - 328 starts
329 - 491 starts
Buckingham
Masson-Angers
Gatineau
Aylmer
Remainder of CMA
N
0 1.5 3 6 9
Km


Gatineau CMA
Number of Starts (Singles)
Fourth Quarter 2006
Legend
1 - 38 starts
39 - 76 starts
77 - 114 starts
Buckingham
Masson-Angers
Gatineau
Hull
Remainder of CMA
N
0 1.5 3 6 9 Km


Gatineau CMA
Number of Starts (Multiples)
Fourth Quarter 2006
N
Remainder of CMA
Buckingham
Masson-Angers
Aylmer
Legend
2 - 127 starts
128 - 252 starts
253 - 377 starts
0 1.5 3 6 9
Km


Gatineau CMA
Total Number of Starts
January - December 2006
Legend
23 - 407 starts
408 - 791 starts
792 - 1,176 starts
Buckingham
Masson-Angers
Hull
Aylmer
Remainder of CMA
0 1.5 3 6 9 Km
N


Gatineau CMA
Number of Starts (Singles)
January - December 2006
N
Buckingham
Masson-Angers
Gatineau
Aylmer
Hull
Legend
5 - 155 starts
156 - 306 starts
307 - 457 starts
0 1.5 3 6 9
Km


Gatineau CMA
Number of Starts (Multiples)
January - December 2006
Legend
12 - 247 starts
248 - 483 starts
484 - 719 starts
Buckingham
Masson-Angers
Aylmer
Remainder of CMA
0 1.5 3 6 9 Km
N

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

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| 1.2 | History of Housing Activity (once a year) |
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| 3.5 | Completions by Submarket and by Intended Market – Year-to-Date |
| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil or zero |
| -- | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

## Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Québec portion) Fourth Quarter 2006

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| Q4 2006 | 290 | 202 | 70 | 0 | 0 | 99 | 0 | 499 | 1,172 |
| Q4 2005 | 259 | 64 | 4 | 0 | 0 | 80 | 0 | 277 | 689 |
| % Change | 12.0 | ** | ** | n/a | n/a | 23.8 | n/a | 80.1 | 70.1 |
| Year-to-date 2006 | 1,171 | 524 | 166 | 0 | 16 | 324 | 0 | 720 | 2,933 |
| Year-to-date 2005 | 1,192 | 236 | 22 | 0 | 0 | 295 | 0 | 319 | 2,123 |
| % Change | -1.8 | 122.0 | ** | n/a | n/a | 9.8 | n/a | 125.7 | 38.2 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| Q4 2006 | 306 | 112 | 63 | 0 | 0 | 66 | 0 | 554 | 1,113 |
| Q4 2005 | 386 | 42 | 14 | 0 | 0 | 310 | 0 | 252 | 1,079 |
| % Change | -20.7 | 166.7 | ** | n/a | n/a | -78.7 | n/a | 119.8 | 3.2 |
| **COMPLETIONS** | | | | | | | | | |
| Q4 2006 | 378 | 138 | 76 | 0 | 16 | 168 | 0 | 93 | 869 |
| Q4 2005 | 288 | 92 | 10 | 0 | 0 | 48 | 0 | 33 | 471 |
| % Change | 31.3 | 50.0 | ** | n/a | n/a | ** | n/a | 181.8 | 84.5 |
| Year-to-date 2006 | 1,249 | 456 | 114 | 0 | 16 | 582 | 0 | 406 | 2,898 |
| Year-to-date 2005 | 1,359 | 266 | 44 | 0 | 0 | 397 | 0 | 178 | 2,244 |
| % Change | -8.1 | 71.4 | 159.1 | n/a | n/a | 46.6 | n/a | 128.1 | 29.1 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| Q4 2006 | 105 | 58 | 25 | 0 | 8 | 70 | 0 | 53 | 319 |
| Q4 2005 | 92 | 29 | 2 | 0 | 0 | 96 | 0 | 36 | 255 |
| % Change | 14.1 | 100.0 | ** | n/a | n/a | -27.1 | n/a | 47.2 | 25.1 |
| **ABSORBED** | | | | | | | | | |
| Q4 2006 | 342 | 126 | 62 | 0 | 8 | 131 | 0 | 57 | 726 |
| Q4 2005 | 281 | 86 | 14 | 0 | 0 | 51 | 0 | 41 | 473 |
| % Change | 21.7 | 46.5 | ** | n/a | n/a | 156.9 | n/a | 39.0 | 53.5 |
| Year-to-date 2006 | 1,236 | 427 | 91 | 0 | 8 | 603 | 0 | 394 | 2,759 |
| Year-to-date 2005 | 1,268 | 249 | 45 | 0 | 11 | 406 | 0 | 171 | 2,150 |
| % Change | -2.5 | 71.5 | 102.2 | n/a | -27.3 | 48.5 | n/a | 130.4 | 28.3 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

| Table 1.1: Housing Activity Summary by Submarket<br>Fourth Quarter 2006 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Ville de Gatineau** | | | | | | | | | |
| Q4 2006 | 209 | 202 | 60 | 0 | 0 | 99 | 0 | 499 | 1,081 |
| Q4 2005 | 189 | 62 | 0 | 0 | 0 | 44 | 0 | 271 | 571 |
| **Aylmer** | | | | | | | | | |
| Q4 2006 | 80 | 130 | 18 | 0 | 0 | 0 | 0 | 3 | 231 |
| Q4 2005 | 83 | 50 | 0 | 0 | 0 | 18 | 0 | 18 | 169 |
| **Hull** | | | | | | | | | |
| Q4 2006 | 11 | 4 | 2 | 0 | 0 | 45 | 0 | 279 | 341 |
| Q4 2005 | 3 | 2 | 0 | 0 | 0 | 14 | 0 | 25 | 44 |
| **Gatineau** | | | | | | | | | |
| Q4 2006 | 114 | 66 | 28 | 0 | 0 | 54 | 0 | 217 | 491 |
| Q4 2005 | 90 | 6 | 0 | 0 | 0 | 12 | 0 | 209 | 322 |
| **Buckingham** | | | | | | | | | |
| Q4 2006 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| Q4 2005 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| **Masson-Angers** | | | | | | | | | |
| Q4 2006 | 3 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 15 |
| Q4 2005 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 28 |
| **Périphérie** | | | | | | | | | |
| Q4 2006 | 81 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 91 |
| Q4 2005 | 70 | 2 | 4 | 0 | 0 | 36 | 0 | 6 | 118 |
| **Ottawa-Gatineau CMA (Québec portion)** | | | | | | | | | |
| Q4 2006 | 290 | 202 | 70 | 0 | 0 | 99 | 0 | 499 | 1,172 |
| Q4 2005 | 259 | 64 | 4 | 0 | 0 | 80 | 0 | 277 | 689 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## Fourth Quarter 2006

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Ville de Gatineau** | | | | | | | | | |
| Q4 2006 | 146 | 108 | 45 | 0 | 0 | 66 | 0 | 554 | 931 |
| Q4 2005 | 242 | 40 | 2 | 0 | 0 | 270 | 0 | 246 | 875 |
| **Aylmer** | | | | | | | | | |
| Q4 2006 | 58 | 74 | 9 | 0 | 0 | 0 | 0 | 3 | 144 |
| Q4 2005 | 122 | 30 | 0 | 0 | 0 | 34 | 0 | 18 | 204 |
| **Hull** | | | | | | | | | |
| Q4 2006 | 12 | 4 | 2 | 0 | 0 | 45 | 0 | 339 | 402 |
| Q4 2005 | 5 | 2 | 0 | 0 | 0 | 48 | 0 | 28 | 83 |
| **Gatineau** | | | | | | | | | |
| Q4 2006 | 73 | 28 | 32 | 0 | 0 | 21 | 0 | 212 | 378 |
| Q4 2005 | 105 | 8 | 2 | 0 | 0 | 188 | 0 | 200 | 578 |
| **Buckingham** | | | | | | | | | |
| Q4 2006 | 1 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 5 |
| Q4 2005 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| **Masson-Angers** | | | | | | | | | |
| Q4 2006 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Q4 2005 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| **Périphérie** | | | | | | | | | |
| Q4 2006 | 160 | 4 | 18 | 0 | 0 | 0 | 0 | 0 | 182 |
| Q4 2005 | 144 | 2 | 12 | 0 | 0 | 40 | 0 | 6 | 204 |
| **Ottawa-Gatineau CMA (Québec portion)** | | | | | | | | | |
| Q4 2006 | 306 | 112 | 63 | 0 | 0 | 66 | 0 | 554 | 1,113 |
| Q4 2005 | 386 | 42 | 14 | 0 | 0 | 310 | 0 | 252 | 1,079 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
### Fourth Quarter 2006

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Ville de Gatineau** | | | | | | | | | |
| Q4 2006 | 272 | 138 | 74 | 0 | 16 | 168 | 0 | 93 | 761 |
| Q4 2005 | 192 | 90 | 2 | 0 | 0 | 40 | 0 | 33 | 357 |
| **Aylmer** | | | | | | | | | |
| Q4 2006 | 130 | 90 | 48 | 0 | 8 | 24 | 0 | 22 | 322 |
| Q4 2005 | 90 | 60 | 0 | 0 | 0 | 12 | 0 | 0 | 162 |
| **Hull** | | | | | | | | | |
| Q4 2006 | 7 | 0 | 0 | 0 | 8 | 63 | 0 | 40 | 118 |
| Q4 2005 | 3 | 0 | 2 | 0 | 0 | 0 | 0 | 4 | 9 |
| **Gatineau** | | | | | | | | | |
| Q4 2006 | 132 | 46 | 10 | 0 | 0 | 81 | 0 | 31 | 300 |
| Q4 2005 | 88 | 24 | 0 | 0 | 0 | 28 | 0 | 10 | 150 |
| **Buckingham** | | | | | | | | | |
| Q4 2006 | 2 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 8 |
| Q4 2005 | 4 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| **Masson-Angers** | | | | | | | | | |
| Q4 2006 | 1 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 13 |
| Q4 2005 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 26 |
| **Périphérie** | | | | | | | | | |
| Q4 2006 | 106 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 108 |
| Q4 2005 | 96 | 2 | 8 | 0 | 0 | 8 | 0 | 0 | 114 |
| **Ottawa-Gatineau CMA (Québec portion)** | | | | | | | | | |
| Q4 2006 | 378 | 138 | 76 | 0 | 16 | 168 | 0 | 93 | 869 |
| Q4 2005 | 288 | 92 | 10 | 0 | 0 | 48 | 0 | 33 | 471 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## Fourth Quarter 2006

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Ville de Gatineau** | | | | | | | | | |
| Q4 2006 | 101 | 56 | 23 | 0 | 8 | 70 | 0 | 53 | 311 |
| Q4 2005 | 85 | 29 | 2 | 0 | 0 | 80 | 0 | 36 | 232 |
| **Aylmer** | | | | | | | | | |
| Q4 2006 | 54 | 34 | 11 | 0 | 8 | 11 | 0 | 10 | 128 |
| Q4 2005 | 51 | 23 | 2 | 0 | 0 | 6 | 0 | 0 | 82 |
| **Hull** | | | | | | | | | |
| Q4 2006 | 0 | 0 | 0 | 0 | 0 | 33 | 0 | 32 | 65 |
| Q4 2005 | 0 | 2 | 0 | 0 | 0 | 53 | 0 | 23 | 78 |
| **Gatineau** | | | | | | | | | |
| Q4 2006 | 45 | 19 | 0 | 0 | 0 | 26 | 0 | 11 | 101 |
| Q4 2005 | 33 | 2 | 0 | 0 | 0 | 21 | 0 | 13 | 69 |
| **Buckingham** | | | | | | | | | |
| Q4 2006 | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Q4 2005 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Masson-Angers** | | | | | | | | | |
| Q4 2006 | 1 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 13 |
| Q4 2005 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Périphérie** | | | | | | | | | |
| Q4 2006 | 4 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 8 |
| Q4 2005 | 7 | 0 | 0 | 0 | 0 | 16 | 0 | 0 | 23 |
| **Ottawa-Gatineau CMA (Québec portion)** | | | | | | | | | |
| Q4 2006 | 105 | 58 | 25 | 0 | 8 | 70 | 0 | 53 | 319 |
| Q4 2005 | 92 | 29 | 2 | 0 | 0 | 96 | 0 | 36 | 255 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
### Fourth Quarter 2006

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Ville de Gatineau** | | | | | | | | | |
| Q4 2006 | 238 | 126 | 62 | 0 | 8 | 127 | 0 | 57 | 618 |
| Q4 2005 | 187 | 84 | 6 | 0 | 0 | 51 | 0 | 41 | 369 |
| **Aylmer** | | | | | | | | | |
| Q4 2006 | 105 | 77 | 48 | 0 | 0 | 15 | 0 | 12 | 257 |
| Q4 2005 | 96 | 56 | 4 | 0 | 0 | 8 | 0 | 0 | 164 |
| **Hull** | | | | | | | | | |
| Q4 2006 | 7 | 0 | 0 | 0 | 8 | 53 | 0 | 8 | 76 |
| Q4 2005 | 3 | 0 | 2 | 0 | 0 | 13 | 0 | 11 | 29 |
| **Gatineau** | | | | | | | | | |
| Q4 2006 | 124 | 48 | 10 | 0 | 0 | 59 | 0 | 37 | 278 |
| Q4 2005 | 77 | 22 | 0 | 0 | 0 | 30 | 0 | 11 | 140 |
| **Buckingham** | | | | | | | | | |
| Q4 2006 | 1 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 6 |
| Q4 2005 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| **Masson-Angers** | | | | | | | | | |
| Q4 2006 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Q4 2005 | 7 | 2 | 0 | 0 | 0 | 0 | 0 | 19 | 28 |
| **Périphérie** | | | | | | | | | |
| Q4 2006 | 104 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 108 |
| Q4 2005 | 94 | 2 | 8 | 0 | 0 | 0 | 0 | 0 | 104 |
| **Ottawa-Gatineau CMA (Québec portion)** | | | | | | | | | |
| Q4 2006 | 342 | 126 | 62 | 0 | 8 | 131 | 0 | 57 | 726 |
| Q4 2005 | 281 | 86 | 14 | 0 | 0 | 51 | 0 | 41 | 473 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Québec portion) 1997 - 2006

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2006 | 1,171 | 524 | 166 | 0 | 16 | 324 | 0 | 720 | 2,933 |
| % Change | -1.8 | 122.0 | ** | n/a | n/a | 9.8 | n/a | 125.7 | 38.2 |
| 2005 | 1,192 | 236 | 22 | 0 | 0 | 295 | 0 | 319 | 2,123 |
| % Change | -23.6 | -34.1 | -77.1 | n/a | -100.0 | -61.2 | n/a | -21.4 | -34.2 |
| 2004 | 1,561 | 358 | 96 | 0 | 46 | 760 | 0 | 406 | 3,227 |
| % Change | 3.6 | 13.3 | 54.8 | n/a | 91.7 | ** | -100.0 | -42.2 | 15.2 |
| 2003 | 1,507 | 316 | 62 | 0 | 24 | 185 | 4 | 703 | 2,801 |
| % Change | -4.3 | 32.8 | -47.0 | n/a | -11.1 | ** | n/a | 18.4 | 9.7 |
| 2002 | 1,574 | 238 | 117 | 0 | 27 | 3 | 0 | 594 | 2,553 |
| % Change | 44.0 | 21.4 | 82.8 | n/a | n/a | n/a | n/a | 94.1 | 53.9 |
| 2001 | 1,093 | 196 | 64 | 0 | 0 | 0 | 0 | 306 | 1,659 |
| % Change | 42.3 | 38.0 | 10.3 | n/a | n/a | -100.0 | -100.0 | 28.0 | 35.5 |
| 2000 | 768 | 142 | 58 | 0 | 0 | 14 | 3 | 239 | 1,224 |
| % Change | 20.0 | -7.8 | -17.1 | n/a | -100.0 | -68.9 | n/a | -12.1 | 3.3 |
| 1999 | 640 | 154 | 70 | 0 | 4 | 45 | 0 | 272 | 1,185 |
| % Change | -6.8 | -21.4 | -52.7 | n/a | -69.2 | 15.4 | n/a | 68.9 | -4.7 |
| 1998 | 687 | 196 | 148 | 0 | 13 | 39 | 0 | 161 | 1,244 |
| % Change | 7.7 | -39.1 | 6.5 | n/a | -7.1 | -9.3 | n/a | 51.9 | -1.4 |
| 1997 | 638 | 322 | 139 | 0 | 14 | 43 | 0 | 106 | 1,262 |

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**
**Fourth Quarter 2006**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q4 2006 | Q4 2005 | Q4 2006 | Q4 2005 | Q4 2006 | Q4 2005 | Q4 2006 | Q4 2005 | Q4 2006 | Q4 2005 | % Change |
| Ville de Gatineau | 209 | 189 | 202 | 62 | 40 | 0 | 630 | 320 | 1081 | 571 | 89.3 |
| Aylmer | 80 | 83 | 130 | 50 | 16 | 0 | 5 | 36 | 231 | 169 | 36.7 |
| Hull | 11 | 3 | 4 | 2 | 0 | 0 | 326 | 39 | 341 | 44 | ** |
| Gatineau | 114 | 90 | 66 | 6 | 12 | 0 | 299 | 226 | 491 | 322 | 52.5 |
| Buckingham | 1 | 4 | 2 | 4 | 0 | 0 | 0 | 0 | 3 | 8 | -62.5 |
| Masson-Angers | 3 | 9 | 0 | 0 | 12 | 0 | 0 | 19 | 15 | 28 | -46.4 |
| Périphérie | 81 | 70 | 0 | 2 | 0 | 0 | 10 | 46 | 91 | 118 | -22.9 |
| **Ottawa-Gatineau CMA (Québec portion)** | 290 | 259 | 202 | 64 | 40 | 0 | 640 | 366 | 1,172 | 689 | 70.1 |

**Table 2.1: Starts by Submarket and by Dwelling Type**
**January - December 2006**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | % Change |
| Ville de Gatineau | 789 | 861 | 520 | 232 | 116 | 0 | 1098 | 621 | 2523 | 1714 | 47.2 |
| Aylmer | 283 | 363 | 288 | 156 | 84 | 0 | 104 | 60 | 759 | 579 | 31.1 |
| Hull | 21 | 13 | 4 | 2 | 8 | 0 | 497 | 138 | 530 | 153 | ** |
| Gatineau | 457 | 447 | 220 | 44 | 12 | 0 | 487 | 392 | 1176 | 883 | 33.2 |
| Buckingham | 5 | 12 | 8 | 8 | 0 | 0 | 10 | 8 | 23 | 28 | -17.9 |
| Masson-Angers | 23 | 26 | 0 | 22 | 12 | 0 | 0 | 23 | 35 | 71 | -50.7 |
| Périphérie | 382 | 331 | 4 | 4 | 0 | 0 | 24 | 74 | 410 | 409 | 0.2 |
| **Ottawa-Gatineau CMA (Québec portion)** | 1,171 | 1,192 | 524 | 236 | 116 | 0 | 1,122 | 695 | 2,933 | 2,123 | 38.2 |

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**
**Fourth Quarter 2006**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q4 2006 | Q4 2005 | Q4 2006 | Q4 2005 | Q4 2006 | Q4 2005 | Q4 2006 | Q4 2005 |
| Ville de Gatineau | 40 | 0 | 0 | 0 | 119 | 44 | 499 | 271 |
| Aylmer | 16 | 0 | 0 | 0 | 2 | 18 | 3 | 18 |
| Hull | 0 | 0 | 0 | 0 | 47 | 14 | 279 | 25 |
| Gatineau | 12 | 0 | 0 | 0 | 70 | 12 | 217 | 209 |
| Buckingham | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Masson-Angers | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| Périphérie | 0 | 0 | 0 | 0 | 10 | 40 | 0 | 6 |
| **Ottawa-Gatineau CMA (Québec portion)** | 40 | 0 | 0 | 0 | 129 | 84 | 499 | 277 |

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**
**January - December 2006**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 |
| Ville de Gatineau | 116 | 0 | 0 | 0 | 366 | 249 | 720 | 313 |
| Aylmer | 84 | 0 | 0 | 0 | 79 | 39 | 25 | 21 |
| Hull | 8 | 0 | 0 | 0 | 118 | 103 | 379 | 35 |
| Gatineau | 12 | 0 | 0 | 0 | 163 | 107 | 312 | 226 |
| Buckingham | 0 | 0 | 0 | 0 | 6 | 0 | 4 | 8 |
| Masson-Angers | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| Périphérie | 0 | 0 | 0 | 0 | 24 | 68 | 0 | 6 |
| **Ottawa-Gatineau CMA (Québec portion)** | 116 | 0 | 0 | 0 | 390 | 317 | 720 | 319 |

Source: CMHC (Starts and Completions Survey)

| Table 2.4: Starts by Submarket and by Intended Market<br>Fourth Quarter 2006 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | Q4 2006 | Q4 2005 | Q4 2006 | Q4 2005 | Q4 2006 | Q4 2005 | Q4 2006 | Q4 2005 |
| Ville de Gatineau | 471 | 251 | 99 | 44 | 499 | 271 | 1,081 | 571 |
| Aylmer | 228 | 133 | 0 | 18 | 3 | 18 | 231 | 169 |
| Hull | 17 | 5 | 45 | 14 | 279 | 25 | 341 | 44 |
| Gatineau | 208 | 96 | 54 | 12 | 217 | 209 | 491 | 322 |
| Buckingham | 3 | 8 | 0 | 0 | 0 | 0 | 3 | 8 |
| Masson-Angers | 15 | 9 | 0 | 0 | 0 | 19 | 15 | 28 |
| Périphérie | 91 | 76 | 0 | 36 | 0 | 6 | 91 | 118 |
| **Ottawa-Gatineau CMA (Québec portion)** | 562 | 327 | 99 | 80 | 499 | 277 | 1,172 | 689 |

| Table 2.5: Starts by Submarket and by Intended Market<br>January - December 2006 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 |
| Ville de Gatineau | 1,451 | 1,095 | 340 | 247 | 720 | 313 | 2,523 | 1,714 |
| Aylmer | 651 | 519 | 83 | 39 | 25 | 21 | 759 | 579 |
| Hull | 27 | 17 | 124 | 101 | 379 | 35 | 530 | 153 |
| Gatineau | 719 | 491 | 133 | 107 | 312 | 226 | 1,176 | 883 |
| Buckingham | 19 | 20 | 0 | 0 | 4 | 8 | 23 | 28 |
| Masson-Angers | 35 | 48 | 0 | 0 | 0 | 23 | 35 | 71 |
| Périphérie | 410 | 355 | 0 | 48 | 0 | 6 | 410 | 409 |
| **Ottawa-Gatineau CMA (Québec portion)** | 1,861 | 1,450 | 340 | 295 | 720 | 319 | 2,933 | 2,123 |

Source: CMHC (Starts and Completions Survey)

## Table 3: Completions by Submarket and by Dwelling Type
### Fourth Quarter 2006

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q4 2006 | Q4 2005 | Q4 2006 | Q4 2005 | Q4 2006 | Q4 2005 | Q4 2006 | Q4 2005 | Q4 2006 | Q4 2005 | % Change |
| Ville de Gatineau | 272 | 192 | 138 | 90 | 76 | 0 | 275 | 75 | 761 | 357 | 113.2 |
| Aylmer | 130 | 90 | 90 | 60 | 56 | 0 | 46 | 12 | 322 | 162 | 98.8 |
| Hull | 7 | 3 | 0 | 0 | 8 | 0 | 103 | 6 | 118 | 9 | ** |
| Gatineau | 132 | 88 | 46 | 24 | 0 | 0 | 122 | 38 | 300 | 150 | 100.0 |
| Buckingham | 2 | 4 | 2 | 6 | 0 | 0 | 4 | 0 | 8 | 10 | -20.0 |
| Masson-Angers | 1 | 7 | 0 | 0 | 12 | 0 | 0 | 19 | 13 | 26 | -50.0 |
| Périphérie | 106 | 96 | 0 | 2 | 0 | 0 | 2 | 16 | 108 | 114 | -5.3 |
| **Ottawa-Gatineau CMA (Québec portion)** | 378 | 288 | 138 | 92 | 76 | 0 | 277 | 91 | 869 | 471 | 84.5 |

## Table 3.1: Completions by Submarket and by Dwelling Type
### January - December 2006

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | % Change |
| Ville de Gatineau | 884 | 961 | 450 | 264 | 100 | 0 | 1033 | 551 | 2467 | 1776 | 38.9 |
| Aylmer | 347 | 421 | 242 | 182 | 80 | 0 | 151 | 100 | 820 | 703 | 16.6 |
| Hull | 14 | 18 | 2 | 2 | 8 | 0 | 187 | 240 | 211 | 260 | -18.8 |
| Gatineau | 488 | 484 | 200 | 48 | 0 | 0 | 687 | 168 | 1375 | 700 | 96.4 |
| Buckingham | 9 | 11 | 6 | 10 | 0 | 0 | 8 | 18 | 23 | 39 | -41.0 |
| Masson-Angers | 26 | 27 | 0 | 22 | 12 | 0 | 0 | 25 | 38 | 74 | -48.6 |
| Périphérie | 365 | 398 | 6 | 2 | 0 | 0 | 60 | 68 | 431 | 468 | -7.9 |
| **Ottawa-Gatineau CMA (Québec portion)** | 1,249 | 1,359 | 456 | 266 | 100 | 0 | 1,093 | 619 | 2,898 | 2,244 | 29.1 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Fourth Quarter 2006**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q4 2006 | Q4 2005 | Q4 2006 | Q4 2005 | Q4 2006 | Q4 2005 | Q4 2006 | Q4 2005 |
| Ville de Gatineau | 76 | 0 | 0 | 0 | 182 | 42 | 93 | 33 |
| Aylmer | 56 | 0 | 0 | 0 | 24 | 12 | 22 | 0 |
| Hull | 8 | 0 | 0 | 0 | 63 | 2 | 40 | 4 |
| Gatineau | 0 | 0 | 0 | 0 | 91 | 28 | 31 | 10 |
| Buckingham | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 |
| Masson-Angers | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| Périphérie | 0 | 0 | 0 | 0 | 2 | 16 | 0 | 0 |
| **Ottawa-Gatineau CMA (Québec portion)** | 76 | 0 | 0 | 0 | 184 | 58 | 93 | 33 |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - December 2006**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 |
| Ville de Gatineau | 100 | 0 | 0 | 0 | 560 | 373 | 398 | 178 |
| Aylmer | 80 | 0 | 0 | 0 | 103 | 65 | 48 | 35 |
| Hull | 8 | 0 | 0 | 0 | 141 | 176 | 46 | 64 |
| Gatineau | 0 | 0 | 0 | 0 | 312 | 128 | 300 | 40 |
| Buckingham | 0 | 0 | 0 | 0 | 4 | 2 | 4 | 16 |
| Masson-Angers | 12 | 0 | 0 | 0 | 0 | 2 | 0 | 23 |
| Périphérie | 0 | 0 | 0 | 0 | 52 | 68 | 8 | 0 |
| **Ottawa-Gatineau CMA (Québec portion)** | 100 | 0 | 0 | 0 | 612 | 441 | 406 | 178 |

Source: CMHC (Starts and Completions Survey)

| Table 3.4: Completions by Submarket and by Intended Market<br>Fourth Quarter 2006 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | Q4 2006 | Q4 2005 | Q4 2006 | Q4 2005 | Q4 2006 | Q4 2005 | Q4 2006 | Q4 2005 |
| Ville de Gatineau | 484 | 284 | 184 | 40 | 93 | 33 | 761 | 357 |
| Aylmer | 268 | 150 | 32 | 12 | 22 | 0 | 322 | 162 |
| Hull | 7 | 5 | 71 | 0 | 40 | 4 | 118 | 9 |
| Gatineau | 188 | 112 | 81 | 28 | 31 | 10 | 300 | 150 |
| Buckingham | 8 | 10 | 0 | 0 | 0 | 0 | 8 | 10 |
| Masson-Angers | 13 | 7 | 0 | 0 | 0 | 19 | 13 | 26 |
| Périphérie | 108 | 106 | 0 | 8 | 0 | 0 | 108 | 114 |
| **Ottawa-Gatineau CMA (Québec portion)** | 592 | 390 | 184 | 48 | 93 | 33 | 869 | 471 |

| Table 3.5: Completions by Submarket and by Intended Market<br>January - December 2006 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 |
| Ville de Gatineau | 1,436 | 1,245 | 558 | 353 | 398 | 178 | 2,467 | 1,776 |
| Aylmer | 663 | 607 | 109 | 61 | 48 | 35 | 820 | 703 |
| Hull | 16 | 22 | 149 | 174 | 46 | 64 | 211 | 260 |
| Gatineau | 700 | 542 | 300 | 118 | 300 | 40 | 1,375 | 700 |
| Buckingham | 19 | 23 | 0 | 0 | 4 | 16 | 23 | 39 |
| Masson-Angers | 38 | 51 | 0 | 0 | 0 | 23 | 38 | 74 |
| Périphérie | 383 | 424 | 40 | 44 | 8 | 0 | 431 | 468 |
| **Ottawa-Gatineau CMA (Québec portion)** | 1,819 | 1,669 | 598 | 397 | 406 | 178 | 2,898 | 2,244 |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## Fourth Quarter 2006

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $150,000 | | $150,000 - $174,999 | | $175,000 - $199,999 | | $200,000 - $249,999 | | $250,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Ville de Gatineau** | | | | | | | | | | | | | |
| Q4 2006 | 8 | 3.4 | 30 | 12.6 | 56 | 23.5 | 94 | 39.5 | 50 | 21.0 | 238 | 210,000 | 218,550 |
| Q4 2005 | 8 | 4.3 | 38 | 20.3 | 38 | 20.3 | 68 | 36.4 | 35 | 18.7 | 187 | 200,000 | 212,834 |
| Year-to-date 2006 | 30 | 3.5 | 166 | 19.1 | 216 | 24.9 | 309 | 35.6 | 147 | 16.9 | 868 | 200,000 | 208,596 |
| Year-to-date 2005 | 91 | 10.4 | 171 | 19.5 | 199 | 22.7 | 281 | 32.1 | 134 | 15.3 | 876 | 195,000 | 203,924 |
| **Aylmer** | | | | | | | | | | | | | |
| Q4 2006 | 2 | 1.9 | 10 | 9.5 | 25 | 23.8 | 39 | 37.1 | 29 | 27.6 | 105 | 215,000 | 224,048 |
| Q4 2005 | 3 | 3.1 | 17 | 17.7 | 16 | 16.7 | 35 | 36.5 | 25 | 26.0 | 96 | 205,000 | 225,677 |
| Year-to-date 2006 | 3 | 0.9 | 46 | 13.4 | 73 | 21.2 | 148 | 43.0 | 74 | 21.5 | 344 | 205,000 | 218,520 |
| Year-to-date 2005 | 8 | 2.2 | 64 | 17.3 | 73 | 19.7 | 149 | 40.3 | 76 | 20.5 | 370 | 205,000 | 220,676 |
| **Hull** | | | | | | | | | | | | | |
| Q4 2006 | 1 | 14.3 | 0 | 0.0 | 0 | 0.0 | 2 | 28.6 | 4 | 57.1 | 7 | -- | -- |
| Q4 2005 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 33.3 | 2 | 66.7 | 3 | -- | -- |
| Year-to-date 2006 | 1 | 7.1 | 0 | 0.0 | 0 | 0.0 | 4 | 28.6 | 9 | 64.3 | 14 | 287,500 | 305,714 |
| Year-to-date 2005 | 1 | 5.6 | 0 | 0.0 | 3 | 16.7 | 4 | 22.2 | 10 | 55.6 | 18 | 252,500 | 247,222 |
| **Gatineau** | | | | | | | | | | | | | |
| Q4 2006 | 5 | 4.0 | 20 | 16.1 | 31 | 25.0 | 51 | 41.1 | 17 | 13.7 | 124 | 200,000 | 208,226 |
| Q4 2005 | 5 | 6.5 | 14 | 18.2 | 20 | 26.0 | 30 | 39.0 | 8 | 10.4 | 77 | 197,000 | 201,494 |
| Year-to-date 2006 | 25 | 5.3 | 99 | 20.8 | 139 | 29.2 | 150 | 31.5 | 63 | 13.2 | 476 | 190,000 | 200,842 |
| Year-to-date 2005 | 78 | 17.3 | 86 | 19.1 | 116 | 25.7 | 124 | 27.5 | 47 | 10.4 | 451 | 190,000 | 191,306 |
| **Buckingham** | | | | | | | | | | | | | |
| Q4 2006 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| Q4 2005 | 0 | 0.0 | 1 | 25.0 | 2 | 50.0 | 1 | 25.0 | 0 | 0.0 | 4 | -- | -- |
| Year-to-date 2006 | 1 | 12.5 | 1 | 12.5 | 3 | 37.5 | 3 | 37.5 | 0 | 0.0 | 8 | -- | -- |
| Year-to-date 2005 | 2 | 18.2 | 3 | 27.3 | 4 | 36.4 | 1 | 9.1 | 1 | 9.1 | 11 | 175,000 | 174,091 |
| **Masson-Angers** | | | | | | | | | | | | | |
| Q4 2006 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| Q4 2005 | 0 | 0.0 | 6 | 85.7 | 0 | 0.0 | 1 | 14.3 | 0 | 0.0 | 7 | -- | -- |
| Year-to-date 2006 | 0 | 0.0 | 20 | 76.9 | 1 | 3.8 | 4 | 15.4 | 1 | 3.8 | 26 | 160,000 | 173,038 |
| Year-to-date 2005 | 2 | 7.7 | 18 | 69.2 | 3 | 11.5 | 3 | 11.5 | 0 | 0.0 | 26 | 165,000 | 167,038 |
| **Périphérie** | | | | | | | | | | | | | |
| Q4 2006 | 8 | 7.7 | 9 | 8.7 | 20 | 19.2 | 30 | 28.8 | 37 | 35.6 | 104 | 220,000 | 233,221 |
| Q4 2005 | 17 | 18.1 | 11 | 11.7 | 17 | 18.1 | 21 | 22.3 | 28 | 29.8 | 94 | 200,000 | 218,213 |
| Year-to-date 2006 | 66 | 17.9 | 30 | 8.2 | 68 | 18.5 | 86 | 23.4 | 118 | 32.1 | 368 | 205,000 | 221,291 |
| Year-to-date 2005 | 72 | 18.4 | 50 | 12.8 | 61 | 15.6 | 103 | 26.3 | 106 | 27.0 | 392 | 200,000 | 217,957 |
| **Ottawa-Gatineau CMA (Québec portion)** | | | | | | | | | | | | | |
| Q4 2006 | 16 | 4.7 | 39 | 11.4 | 76 | 22.2 | 124 | 36.3 | 87 | 25.4 | 342 | 210,000 | 223,012 |
| Q4 2005 | 25 | 8.9 | 49 | 17.4 | 55 | 19.6 | 89 | 31.7 | 63 | 22.4 | 281 | 200,000 | 214,633 |
| Year-to-date 2006 | 96 | 7.8 | 196 | 15.9 | 284 | 23.0 | 395 | 32.0 | 265 | 21.4 | 1,236 | 200,000 | 212,375 |
| Year-to-date 2005 | 163 | 12.9 | 221 | 17.4 | 260 | 20.5 | 384 | 30.3 | 240 | 18.9 | 1,268 | 197,000 | 208,262 |

Source: CMHC (Market Absorption Survey)

| Table 4.1: Average Price ($) of Absorbed Single-detached Units<br>Fourth Quarter 2006 | | | | | | |
|---|---|---|---|---|---|---|
| **Submarket** | Q4 2006 | Q4 2005 | % Change | YTD 2006 | YTD 2005 | % Change |
| Ville de Gatineau | 218,550 | 212,834 | 2.7 | 208,596 | 203,924 | 2.3 |
| Aylmer | 224,048 | 225,677 | -0.7 | 218,520 | 220,676 | -1.0 |
| Hull | -- | -- | n/a | 305,714 | 247,222 | 23.7 |
| Gatineau | 208,226 | 201,494 | 3.3 | 200,842 | 191,306 | 5.0 |
| Buckingham | -- | -- | n/a | -- | 174,091 | n/a |
| Masson-Angers | -- | -- | n/a | 173,038 | 167,038 | 3.6 |
| Périphérie | 233,221 | 218,213 | 6.9 | 221,291 | 217,957 | 1.5 |
| **Ottawa-Gatineau CMA (Québec portion)** | 223,012 | 214,633 | 3.9 | 212,375 | 208,262 | 2.0 |

Source: CMHC (Market Absorption Survey)

## Table 5: MLS® Residential Activity for Gatineau Fourth Quarter 2006 vs Fourth Quarter 2005

| | Number of Sales | Yr/Yr % | Number of Active Listings* | Yr/Yr % | Average Price ($) | Yr/Yr % | Sellers per Buyer | Yr/Yr % |
|---|---|---|---|---|---|---|---|---|
| **Aylmer** | | | | | | | | |
| Freehold Detached | 45 | -16.7 | 135 | 1.5 | 206,762 | 11.8 | 6 | 0.0 |
| Freehold Semi-det. & row | 38 | -15.6 | 45 | -8.2 | 175,060 | 4.4 | 3 | 0.0 |
| Plex | 29 | 20.8 | 65 | 3.2 | 204,693 | 1.3 | 7 | 1.0 |
| Condominium | 63 | -22.2 | 163 | 7.9 | 126,136 | 8.6 | 7 | 0.0 |
| Total | 175 | -14.2 | 408 | 3.0 | 173,238 | 8.7 | 6 | 0.0 |
| **Hull** | | | | | | | | |
| Freehold Detached | 74 | 25.4 | 233 | 25.9 | 213,591 | 3.2 | 7 | 1.0 |
| Freehold Semi-det. & row | 36 | -20.0 | 61 | 27.1 | 157,711 | 5.3 | 4 | 1.0 |
| Plex | 3 | 50.0 | 9 | -18.2 | ** | ** | ** | ** |
| Condominium | 8 | 100.0 | 36 | 12.5 | 113,560 | -1.4 | 8 | -6.0 |
| Total | 121 | 10.0 | 339 | 22.8 | 188,885 | 3.4 | 6 | 0.0 |
| **Gatineau** | | | | | | | | |
| Freehold Detached | 156 | -3.7 | 455 | 5.1 | 191,509 | 5.6 | 7 | 0.0 |
| Freehold Semi-det. & row | 88 | 17.3 | 135 | 16.4 | 137,061 | 4.0 | 4 | 1.0 |
| Plex | 23 | -28.1 | 75 | 41.5 | 195,525 | 9.4 | 8 | 2.0 |
| Condominium | 26 | -7.1 | 78 | 44.4 | 127,543 | 6.5 | 6 | 0.0 |
| Total | 293 | -1.3 | 743 | 13.4 | 170,043 | 5.1 | 6 | 0.0 |
| **Buckingham** | | | | | | | | |
| Freehold Detached | 21 | 40.0 | 46 | -11.5 | 131,210 | -4.2 | 6 | -1.0 |
| Freehold Semi-det. & row | 11 | 22.2 | 12 | -50.0 | 118,451 | 8.5 | 3 | -1.0 |
| Plex | 2 | -33.3 | 7 | 75.0 | ** | ** | ** | ** |
| Condominium | 0 | -- | 0 | -- | ** | ** | ** | ** |
| Total | 34 | 25.9 | 65 | -18.8 | 126,978 | 1.8 | 5 | 0.0 |
| **Masson-Angers** | | | | | | | | |
| Freehold Detached | 15 | -6.3 | 57 | 42.5 | 157,446 | 3.9 | 8 | 2.0 |
| Freehold Semi-det. & row | 21 | -8.7 | 33 | -34.0 | 124,028 | 3.6 | 3 | -1.0 |
| Plex | 4 | -66.7 | 9 | 0.0 | ** | ** | ** | ** |
| Condominium | 0 | -- | 0 | -- | ** | ** | ** | ** |
| Total | 40 | -21.6 | 99 | -1.0 | 137,944 | 1.6 | 5 | 0.0 |
| **Périphérie** | | | | | | | | |
| Freehold Detached | 91 | -8.1 | 343 | 11.4 | 193,980 | 3.4 | 9 | 0.0 |
| Freehold Semi-det. & row | 0 | -100.0 | 8 | 300.0 | ** | ** | ** | ** |
| Plex | 1 | -66.7 | 12 | 71.4 | ** | ** | ** | ** |
| Condominium | 0 | -- | 5 | 400.0 | ** | ** | ** | ** |
| Total | 92 | -10.7 | 368 | 16.1 | 193,478 | 3.8 | 9 | 0.0 |
| **Ottawa-Gatineau CMA (Québec portion)** | | | | | | | | |
| Freehold Detached | 402 | -0.7 | 1,269 | 10.2 | 193,582 | 5.1 | 7 | 0.0 |
| Freehold Semi-det. & row | 194 | -2.0 | 294 | 2.1 | 143,792 | 3.6 | 4 | 1.0 |
| Plex | 62 | -18.4 | 176 | 19.7 | 192,916 | 5.3 | 8 | 2.0 |
| Condominium | 97 | -14.2 | 283 | 18.9 | 125,669 | 7.3 | 7 | 0.0 |
| Total | 755 | -4.7 | 2,023 | 10.8 | 172,664 | 5.2 | 6 | 0.0 |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
* Freehold homes.
Source: Chambre immobilière de l'Outaouais
Compilation: CMHC

## Table 6: Economic Indicators
## Fourth Quarter 2006

| | | Interest Rates | | | NHPI Total % chg Ottawa-Gatineau CMA (Québec portion) 1997=100 | CPI | Ottawa-Gatineau CMA (Québec portion) Labour Market | | | Average Weekly Earnings ($) |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2005 | January | 643 | 4.80 | 6.05 | 1.52 | 1.22 | 149.0 | 7.0 | 70.6 | 717 |
| | February | 643 | 4.80 | 6.05 | 1.52 | 1.22 | 146.5 | 7.4 | 69.5 | 718 |
| | March | 655 | 5.05 | 6.25 | 1.52 | 1.23 | 147.0 | 7.8 | 70.0 | 724 |
| | April | 643 | 4.90 | 6.05 | 1.52 | 1.23 | 147.9 | 7.8 | 70.1 | 728 |
| | May | 637 | 4.85 | 5.95 | 1.53 | 1.23 | 149.9 | 7.3 | 70.6 | 729 |
| | June | 622 | 4.75 | 5.70 | 1.54 | 1.23 | 151.9 | 6.2 | 70.5 | 732 |
| | July | 628 | 4.90 | 5.80 | 1.55 | 1.24 | 153.5 | 6.1 | 71.0 | 730 |
| | August | 628 | 5.00 | 5.80 | 1.55 | 1.24 | 154.7 | 6.6 | 71.8 | 737 |
| | September | 628 | 5.00 | 5.80 | 1.56 | 1.25 | 156.3 | 7.0 | 72.6 | 740 |
| | October | 640 | 5.25 | 6.00 | 1.57 | 1.25 | 157.9 | 6.8 | 73.0 | 739 |
| | November | 649 | 5.60 | 6.15 | 1.56 | 1.24 | 159.1 | 6.4 | 73.1 | 738 |
| | December | 658 | 5.80 | 6.30 | 1.56 | 1.24 | 161.5 | 5.8 | 73.6 | 735 |
| 2006 | January | 658 | 5.80 | 6.30 | 1.57 | 1.25 | 163.6 | 5.6 | 74.2 | 741 |
| | February | 667 | 5.85 | 6.45 | 1.57 | 1.25 | 164.2 | 5.4 | 74.2 | 740 |
| | March | 667 | 6.05 | 6.45 | 1.57 | 1.25 | 162.1 | 5.6 | 73.4 | 744 |
| | April | 685 | 6.25 | 6.75 | 1.57 | 1.26 | 159.3 | 6.0 | 72.3 | 744 |
| | May | 685 | 6.25 | 6.75 | 1.58 | 1.26 | 157.5 | 6.0 | 71.4 | 751 |
| | June | 697 | 6.60 | 6.95 | 1.58 | 1.26 | 157.2 | 5.6 | 70.9 | 755 |
| | July | 697 | 6.60 | 6.95 | 1.60 | 1.26 | 158.4 | 5.1 | 70.9 | 757 |
| | August | 691 | 6.40 | 6.85 | 1.60 | 1.26 | 159.7 | 4.6 | 70.9 | 752 |
| | September | 682 | 6.40 | 6.70 | 1.61 | 1.25 | 160.0 | 4.8 | 71.2 | 752 |
| | October | 688 | 6.40 | 6.80 | 1.61 | 1.25 | 160.3 | 5.0 | 71.3 | 754 |
| | November | 673 | 6.40 | 6.55 | 1.61 | 1.26 | 160.6 | 5.8 | 72.0 | 758 |
| | December | 667 | 6.30 | 6.45 | | 1.26 | 161.5 | 6.3 | 72.6 | 763 |

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

**Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental**: Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

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